

33 Shelland Close
Market Harborough
LE16 7XT

£325,000

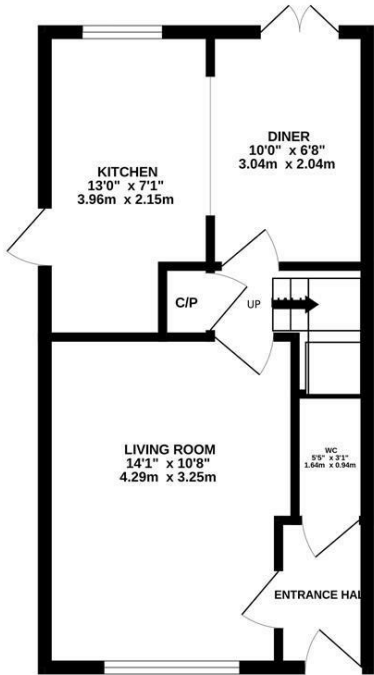


OSCAR JAMES

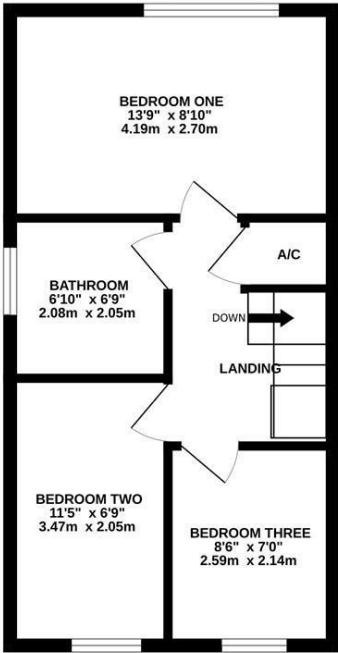
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FLOOR PLANS

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Light and airy lounge space



Open plan kitchen/diner



Three well proportioned bedrooms



Three piece family bathroom



Private rear garden



Ample off-road parking



WHAT'S GREAT?

This superbly presented three-bedroom semi-detached home occupies a highly sought-after position in Market Harborough, conveniently located within walking distance of both the town centre and the mainline railway station. Offering spacious and well-balanced accommodation throughout, the property provides an excellent opportunity for families and professionals alike.

The well-appointed accommodation briefly comprises a welcoming entrance hall with a guest WC, a generously proportioned living room, and a contemporary kitchen/dining room, thoughtfully designed to provide an ideal space for both everyday family living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms. A modern family bathroom, fitted with a stylish three-piece suite, completes the first-floor accommodation.

Externally, the property enjoys an attractive frontage with a driveway providing ample off-road

parking for multiple vehicles. To the rear is a fully enclosed, private garden, predominantly laid to lawn and complemented by well-stocked planted borders and a timber-decked patio, creating an ideal space for outdoor dining and relaxation.

Ideally positioned close to an excellent range of local amenities, the property also benefits from easy access to the picturesque village of Great Bowden and falls within the highly regarded catchment area for Meadowdale Primary School, making it an excellent choice for families and professionals alike.

...expect excellence



SELLER'S SECRET

We have loved living at Shelland Close. It is so quiet but yet very close to town also.



Why we like it....

Great choice for first time buyers or those looking for a downsize close to the town.

OSCAR JAMES

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To buy or not to buy....
